

V-86  
(2016)

OWNER'S ACKNOWLEDGMENT

I HEREBY CERTIFY AS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBMITTED FOR RECORD AND ACKNOWLEDGMENT OF THIS PLAT, I HEREBY ACKNOWLEDGE AND CONVEY ALL RIGHTS OF WAY, WATER MAINS, AND SEWER LINES SHOWN HEREON IN THIS PLAT TO COBB COUNTY AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE FURTHER RELEASES AND EASEMENTS AND COBB COUNTY FROM ANY AND ALL DAMAGES OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON, ON ACCOUNT OF THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS, WATER MAINS, SEWER LINES, AND BRIDGES WITHIN THE PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN, AND ON ACCOUNT OF THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS

AND I FURTHER THE OWNER WARRANTS THAT HE OWNS THE ENTIRE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT COBB COUNTY SHALL NOT BE LIABLE TO HIM, HIS HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAIN EXTENSIONS, DRAINS, STRUCTURES, STREET, CULVERTS, CURBS OF SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND ALLEYS, FLOODING FROM NATURAL CREEKS, AND OTHERS, SUPERSEDED BY ANY OTHER PLAT, AND ACCORDING TO THIS PLAT AND TO HEREBY BIND MYSELF AND MY HEIRS, SUCCESSORS IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

*Cecil L. Bentley*  
SIGNATURE  
CECIL BENTLEY  
DATE 04-15-2004

SURVEYOR'S ACKNOWLEDGMENT

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE COBB COUNTY DEVELOPMENT STANDARDS.

*Stephen M. Kimbrell*  
REGISTERED LAND SURVEYOR  
DATE 5-17-2016

RECEIVED  
MAY 17 2016  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

THIS PLAT SUPERSEDES A PORTION OF THE PLAT RECORDED IN PLAT BOOK 55, PAGE 188, COBB COUNTY SUPERIOR COURT. THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 28 & 29 OF BLACKJACK HILLS, WITH THE RESULTING TRACT TO BE LOT 29.

APPROVED BY: *J.P.P.*  
COBB COUNTY ZONING DIVISION  
DATE 4-23-04

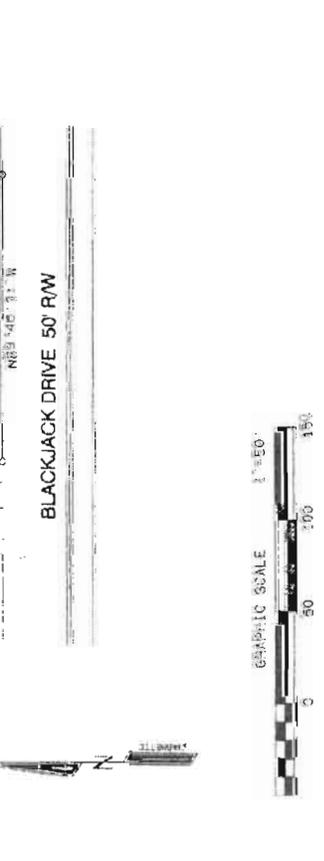
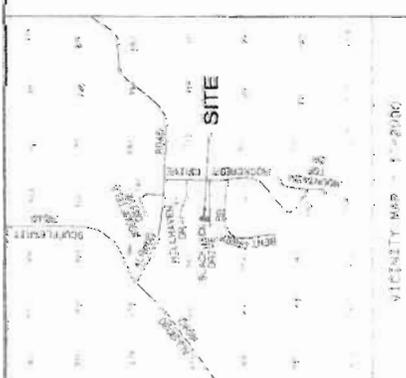
*Debra P. ...*  
COBB COUNTY DEVELOPMENT  
AND INSPECTIONS  
DATE 5-16-04

*Sam ...*  
COBB COUNTY WATER & SEWER  
DATE 5-11-04

PLAT FILED IN OFFICE AT 5-11-04

RECORDED IN PLAT BOOK 223 PAGE 10  
CEN# 2004-000014

*Stephan ...*  
CLERK, COBB COUNTY SUPERIOR COURT  
DATE 5-11-04



IF A OFFICIAL PLAGIARIST  
MAP, COUNTY, WATER, ADDRESS,  
NAME, USE, DATED, BLACK-  
SHOWS THIS PROPERTY NOT TO BE  
IN ANY MANNER, BEING, OR  
RECORDS

LOT 29  
50' R/W  
1.34 ACRES

1448485 48  
2182558 53

BLACKJACK DRIVE 50' R/W



GRAPHIC SCALE 1"=50'



REVISION TO A PORTION OF  
THE SUBDIVISION KNOWN AS  
BLACKJACK HILLS  
SECTION TWO  
COBB COUNTY, GEORGIA

DATE: 5-17-04

1 OF 1

C 165-03

**APPLICANT:** Cecil L. Bentley

**PETITION No.:** V-86

**PHONE:** 770-480-7440

**DATE OF HEARING:** 07-13-2016

**REPRESENTATIVE:** Cecil L. Bentley

**PRESENT ZONING:** R-20

**PHONE:** 770-480-7440

**LAND LOT(S):** 920

**TITLEHOLDER:** Cecil L. Bentley [SR.]

**DISTRICT:** 16

**PROPERTY LOCATION:** On the northeast corner of  
Blackjack Court and Blackjack Drive  
(1521 Blackjack Drive).

**SIZE OF TRACT:** 1.34 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the setbacks for an accessory structure over 650 square feet (proposed 1,200 square foot garage) from the required 100 feet to 33 feet adjacent to the southeast property line and to 30 feet adjacent to the northeast property line; and 2) allow a second electrical meter on a residential lot.

**OPPOSITION:** No. OPPOSED \_\_\_\_\_ **PETITION No.** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**BOARD OF APPEALS DECISION**

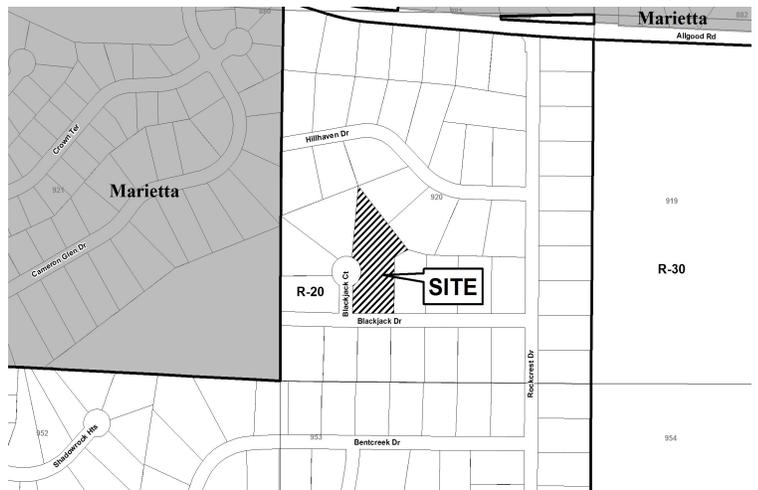
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Cecil L. Bentley **PETITION No.:** V-86

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**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:**

**STORMWATER MANAGEMENT:** If approved, all roof downspouts must be directed to discharge to the existing drainage easement to the south of the proposed structure.

**HISTORIC PRESERVATION:** After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources for V-86.

**DESIGN GUIDELINES:** Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No conflict.

**SEWER:** No conflict.

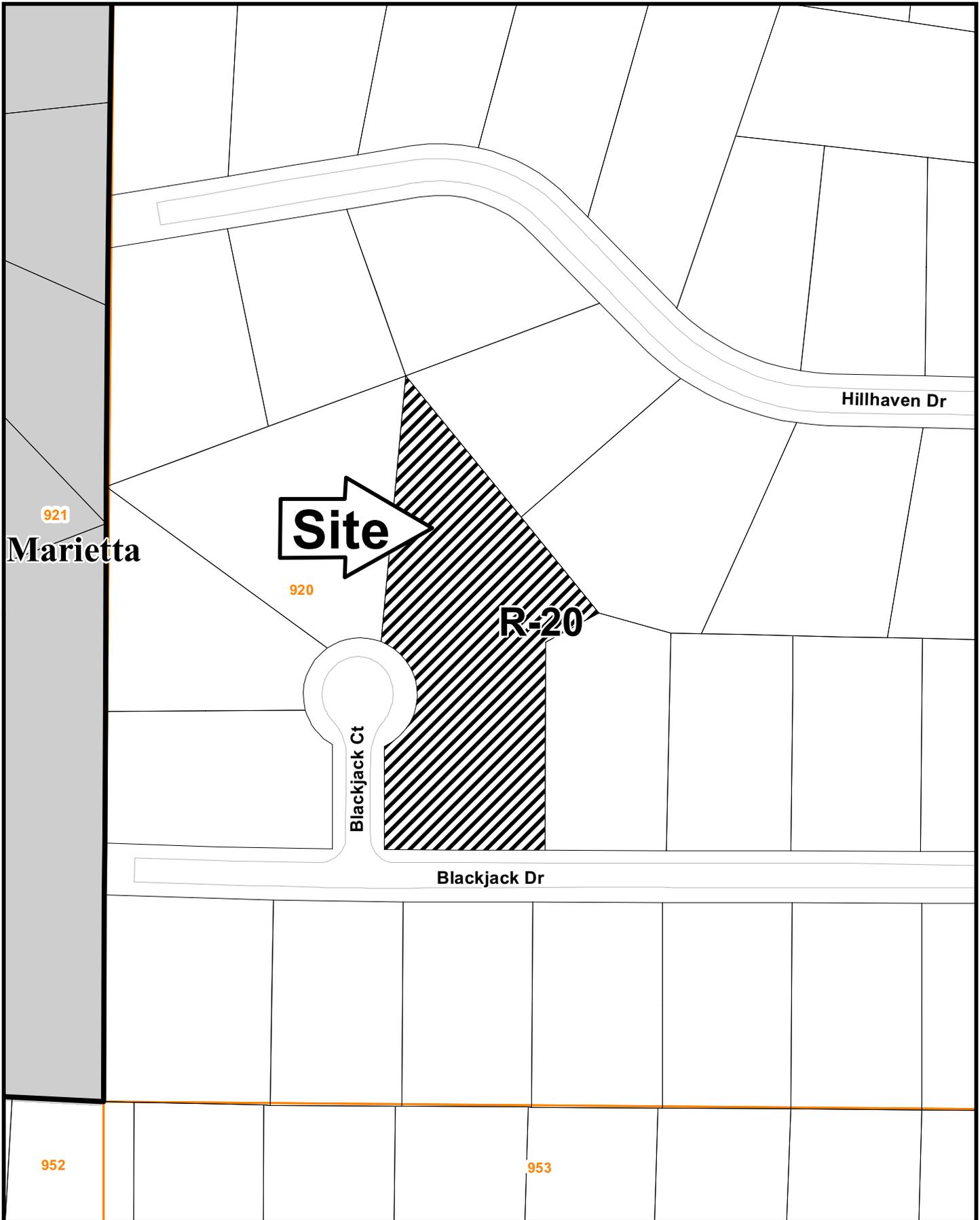
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**FIRE DEPARTMENT:** NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-86-2016 GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

City Boundary  
Zoning Boundary



# Application for Variance Cobb County

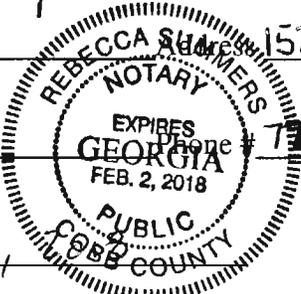
(type or print clearly)

Application No. U-86  
Hearing Date: 7.13.16

Applicant Cecil L. Bentley Phone # 770-480-7440 E-mail cecilbentley@bellsouth.net

Cecil L. Bentley (representative's name, printed) 1521 Blackjack Dr, Marietta, GA 30062  
(street, city, state and zip code)

Cecil L. Bentley (representative's signature) Phone # 770-480-7440 E-mail cecilbentley@bellsouth.net

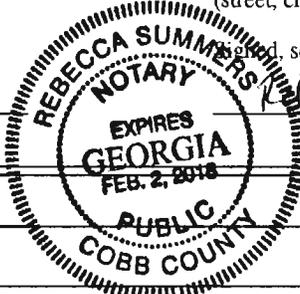


Signed, sealed and delivered in presence of:  
Rebecca Summers  
Notary Public

My commission expires: Feb 2,

Titleholder Cecil L. Bentley Phone # 770-480-7440 E-mail cecilbentley@bellsouth.net

Signature Cecil L. Bentley Address: 1521 Blackjack Dr, Marietta, GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:  
Rebecca Summers  
Notary Public

My commission expires: Feb 2, 2018

Present Zoning of Property R20

Location 1521 Blackjack Dr  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 920 District 16, 2nd Sect. Size of Tract 1.34 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property \_\_\_\_\_ Shape of Property  Topography of Property  Other \_\_\_\_\_

Does the property or this request need a second electrical meter? YES  NO \_\_\_\_\_

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

The topography of the back lot and the shape of the back lot do not allow the accessory building to be constructed meeting all setback requirements

List type of variance requested: Setback Accessory Structure  
From 100' to 30' on the East side and 100' to 33' on the South East